

**CALL FOR MORE INFORMATION**



**PROPERTY SNAPSHOT**



**107,337**  
2022 POPULATION  
3 MILE RADIUS



**127,964**  
2022 DAYTIME POPULATION  
3 MILE RADIUS



**\$59,063**  
2022 AVERAGE INCOME  
3 MILE RADIUS



**23,772 VPD**  
CENTRAL AVE

**FOR SALE**

**\$2,500,000 (\$129.84 PSF)**  
**19,254 Total SF**

**PROPERTY HIGHLIGHTS**

- Prime Value Add Investment Opportunity
- 2016 Construction
- Center Made Up of 4 Retail Buildings
- Average Suite Size of 1,100 SF
- Within 300' of ART Transit Station
- UC-MS-PT Overlay
- High Traffic & Visibility
- Directly East of Historic Nob Hill

**TRAFFIC COUNT**

Central Ave: 23,772 VPD  
San Mateo Blvd: 27,399 VPD  
(Sites USA 2022)

**AREA TRAFFIC GENERATORS**



**Shadow Anchored**

**Est. Visitors for Walmart Supercenter**  
**1.43M Annually\***  
(\*Source: Placer.ai)

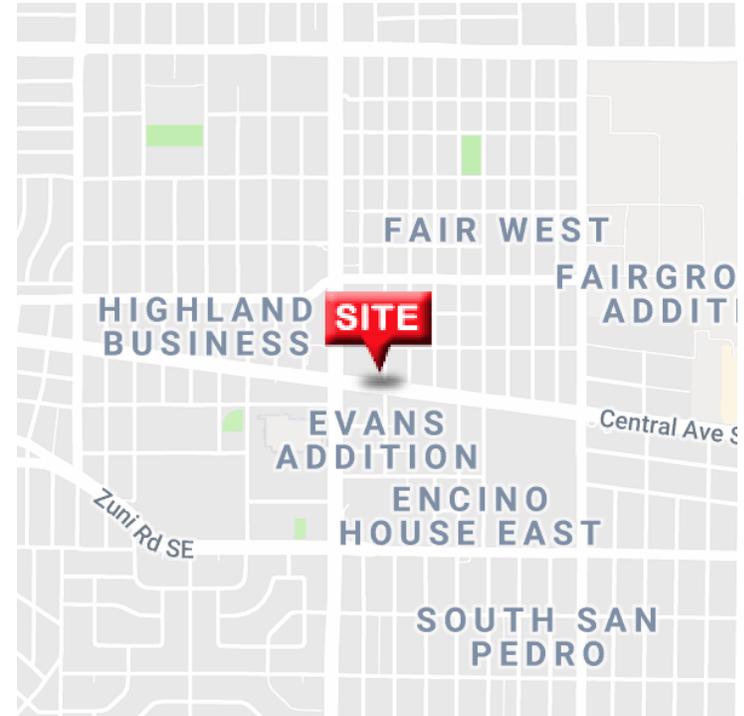
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# Trade Winds Shopping Center

SEQ OF CENTRAL & SAN MATEO  
5400 CENTRAL AVE SE  
ALBUQUERQUE, NM 87108



## PROPERTY OVERVIEW

Sale Price:	\$2,500,000
Price / SF:	\$129.84
Building Size:	19,254 SF
Parcel Size:	1.5 Acres
Current Occupancy:	26%
Current Average Rent:	\$20.36 PSF
Average Suite Size:	1,100 SF
Zoning:	MX-M
Submarket:	SE Heights

## PROPERTY OVERVIEW

The Trade Winds Shopping Center, recently built in 2017, is located along Route 66 in Albuquerque, NM. Current tenants include Cuco's, Radiate By McQuitty DMD, & Fiesta Auto Insurance. The property was designed for up to five 1,100 SF tenants in each building or any variation between 1,100-5,500 SF. The suites are currently in "cold shell" condition awaiting landlord & tenant work. This shopping center is a value-add investment that would allow an investor to capitalize on an unfinished development without having to take all the risk that is involved in ground up development. The property is priced WELL under replacement cost at \$129 PSF

## LOCATION OVERVIEW

5400 Central is located near the corner of Central & San Mateo, East of Nob Hill in Albuquerque. The former Trade Winds Motel was redeveloped with the intention of bringing affordable, new retail to the area. This highly visible and iconic property has many options for local and national retailers alike.

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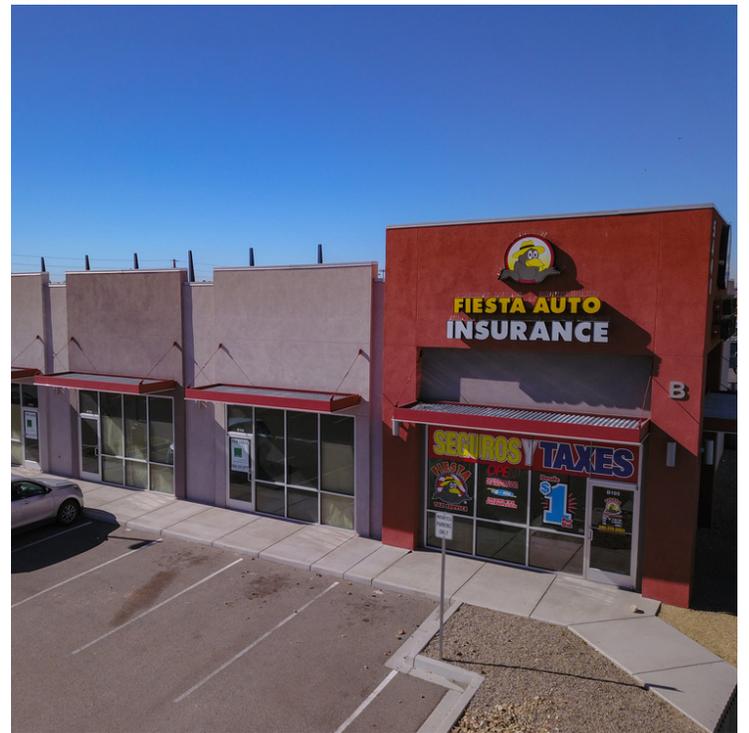
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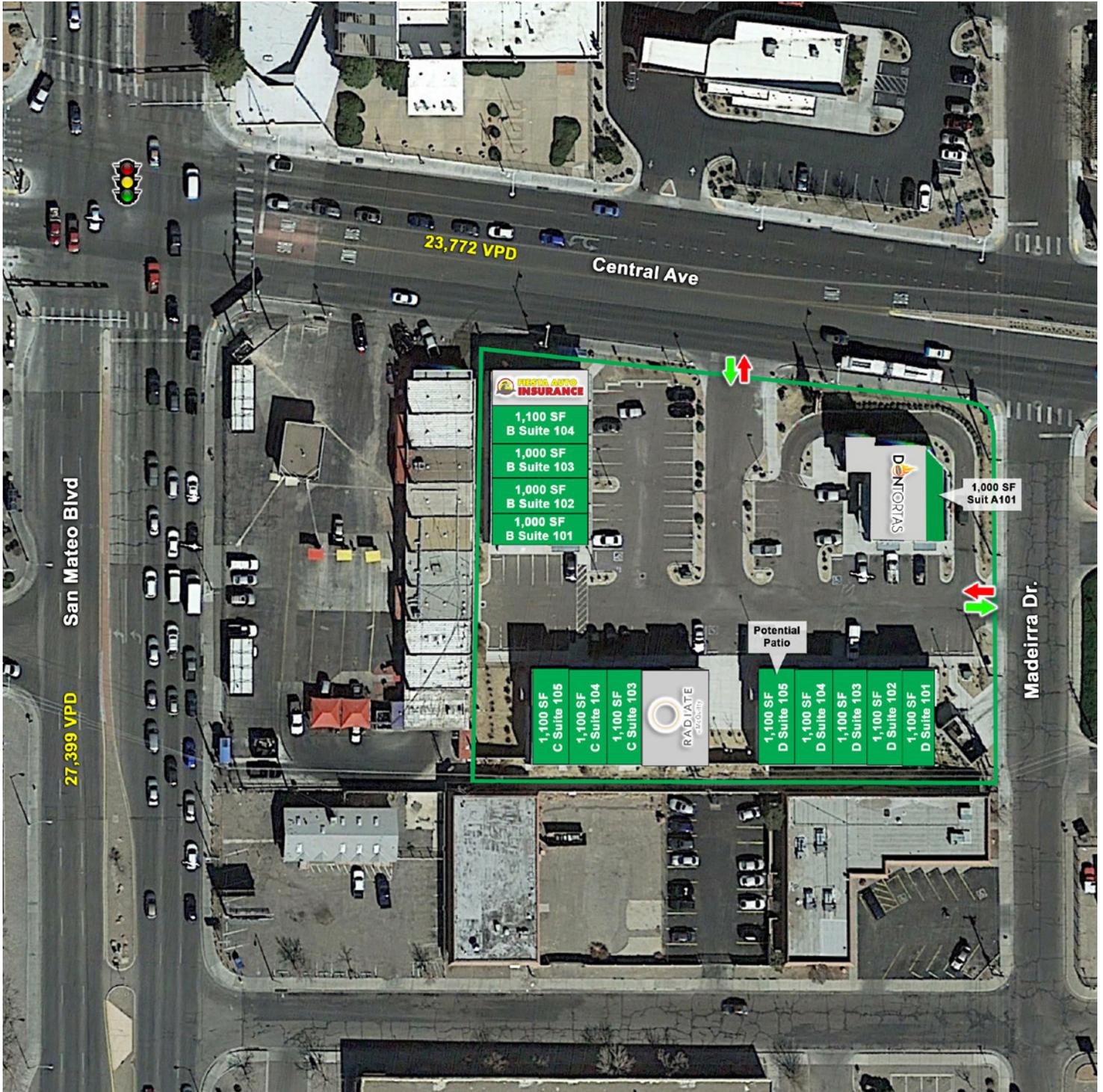
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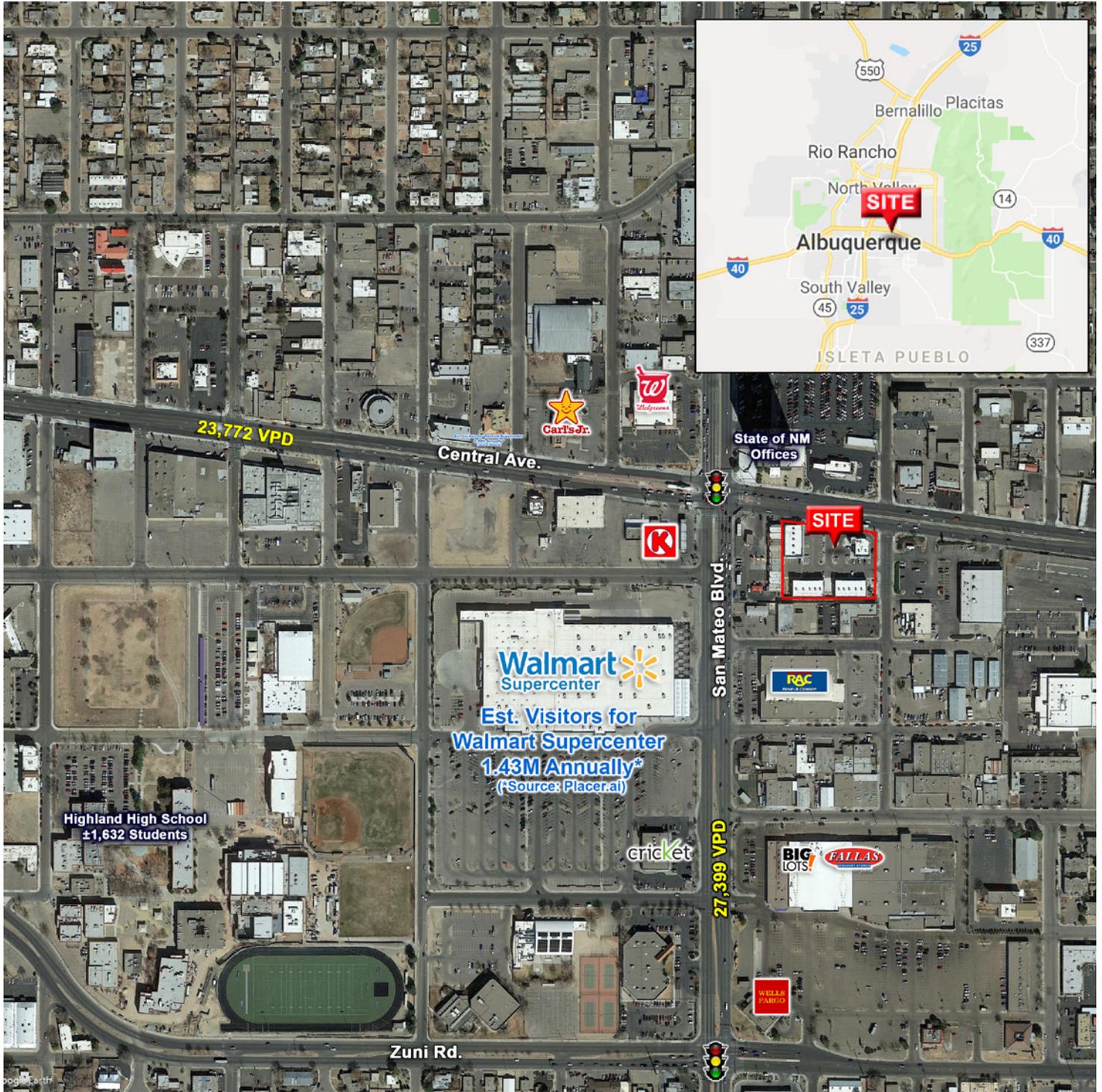
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